

## MINUTES OF MEETING OF STATE BUILDING COMMISSION

JANUARY 14, 2002

The State Building Commission met this day at 1:30 p.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

1:45 p.m.	Department of Mental Health and Developmental Disabilities	Deputy Commissioner Ben Dishmar
1:46 p.m.	Department of Environment and Conservation	Commissioner Milton Hamilton
1:48 p.m.	Department of Correction	Deputy Commissioner Linda Dodso
2:00 p.m.	Tennessee Board of Regents	Chancellor Charles Manning
2:02 p.m.	Military Department	General Jackie D. Wood
2:04 p.m.	Department of Finance and Administration	
2:18 p.m.	State Building Commission	

### STATE BUILDING COMMISSION MEMBERS PRESENT

Lieutenant Governor John S. Wilder, Speaker of the Senate  
Jimmy Naifeh, Speaker of the House of Representatives  
C. Warren Neel, Commissioner, Department of Finance and Administration  
John G. Morgan, Comptroller of the Treasury  
Steve Adams, State Treasurer  
Riley Darnell, Secretary of State

### STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Don Sundquist

### STATE BUILDING COMMISSION STAFF PRESENT

Michael A. Fitts, State Architect  
Georgia Martin, Administrative Assistant

OTHERS PRESENT

Larry Kirk, Department of Finance and Administration	Mary Margaret Collier, Bond Finance
Sharon Willis, Department of Finance and Administration	Charles Welch, Hassell Foundation
Mark Wood, Secretary of State's Office	George Masterson, Bass Berry & Sims
Janie Porter, Attorney General's Office	Bart Hammontree, AIMS
Phil Carnes, Attorney General's Office	Judith Tackett, citizen
Connie Hardin, Legislative Budget Office	Mike Krochons, citizen
Charles Harrison, Comptroller's Office	Doug Roberts, Department of Finance and Administration
Col. Greg Phelps, Military Department	Jim Dixey, Department of Finance and Administration
Tom Giese, Department of Correction	
Greg Smith, Department of Finance and Administration	
Claire Drowota, Select Oversight Committee on Correction	
Nancy Blevins, Department of Finance and Administration	
George Brummett, Department of Finance and Administration	
Jan Sylvis, Department of Finance and Administration	
Keith Robinson, Tennessee Board of Regents	
Ken Scalf, Department of Finance and Administration	
Pat Haas, Bond Finance	
Russ Deaton, THEC	
Jerry Preston, Tennessee Board of Regents	
Karengaye Johnson, The Lewis Group	
Bill Vinson, Community Tectonics	
Cliff Steger, Department of Finance and Administration	
Andrew Valentine, Department of Labor and Workforce Development	
John Winkler, Department of Labor and Workforce Development	
Dwight Hensley, Department of Environment and Conservation	
Martha Staley, Department of Finance and Administration	
Billy Stair, UT – Battelle	
David Gregory, Tennessee Board of Regents	
Ann Butterworth, Public Finance	

Lieutenant Governor Wilder called the meeting to order at 1:45 p.m. and requested action on the following projects as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF MENTAL HEALTH AND  
DEVELOPMENTAL DISABILITIES

1:45 p.m.

Deputy Commissioner Dishman requested action on the following matter.

MOCCASIN BEND MENTAL HEALTH INSTITUTE, CHATTANOOGA, TENNESSEE

- 1) Approved a request for a revision in funding from \$80,000.00 to \$100,000.00 (\$20,000.00 increase) of a project for **Swimming Pool Renovations** at Moccasin Bend Mental Health Institute, Chattanooga, and authorization to award a contract to Tower Construction in the amount of \$76,401.00, based on bids received December 20, 2001.

**Revised Estimated Project Cost:      \$100,000.00**  
**SBC Project No.      344/009-01-99**

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

1:46 p.m.

Commissioner Hamilton requested action on the following matters.

GHOST RIVER STATE NATURAL AREA, FAYETTE COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding to construct a **Boardwalk** at Ghost River State Natural Area, Fayette County, with the selection of a designer referred to the Sub-committee, with authority to act.

**Estimated Project Cost:           \$140,750.00**  
**SBC Project No.           126/044-01-02**

ROSS CREEK LANDING STATE PARK, CLIFTON, TENNESSEE

- 1) The Commission referred to the Sub-committee, with instructions to bring back to the full Commission for approval, discussion of final contract arrangements with the Hassell Foundation for development of a proposed new State park in Clifton, Tennessee.

**SBC Project No.   126/123-01-99**

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DEPARTMENT OF CORRECTION

1:48 p.m.

Deputy Commissioner Dodson requested action on the following matters.

DEBERRY SPECIAL NEEDS FACILITY, DAVIDSON COUNTY, TENNESSEE

- 1) Deputy Commissioner Dodson presented a request for approval to preplan a project for **Long Term Care Housing Unit Addition** at DeBerry Special Needs Facility, and selection of a designer to plan the project. Speaker Naifeh asked Commissioner Dodson if they did not put these 300 beds at Deberry, where would they put them. Commissioner Dodson stated that they have tried to keep their medical needs in Davidson County and have not had success locating such facilities in other counties. Speaker Naifeh asked if it would be more cost effective to keep the long term care inmates at Deberry. Commissioner Dodson responded that she believed so, but they need to look at that in more detail. She further explained their arrangement with Metro General/Meharry to provide critical care hospital services in a secure wing for inmates that can't be accommodated at Deberry Special Needs. Lieutenant Governor Wilder asked if the inmates in this facility would pose a threat to society, and were they mobile. Commissioner Dodson explained that some will be mobile and some could pose a threat. Larry Kirk stated that this facility may not need to be a maximum security building but the inmates don't need to get out of the compound. Treasurer Adams asked Commissioner Dodson if they were going to have to build additional facilities due to the aging population. She said, unless the laws are changed, she didn't think so through 2010. Treasurer Adams stated that the Davidson County coalition was opposed to expanding prison populations in Davidson County. Commissioner Dodson explained that a simple expansion with minimal risk inmates involved, such as that proposed, would not normally be an issue with the local community and they had not worked that closely with the Davidson County legislative delegation. Speaker Naifeh asked how many more jobs were they talking about, and Commissioner Dodson responded that it could be up to 150 jobs. Speaker Naifeh commented that, in a rural setting, that would be a lot of jobs. Commissioner Dodson responded that rural communities can not provide the nursing and medical expertise to staff these type of facilities. Lieutenant Governor Wilder asked where were these 300 inmates now, and Commissioner Dodson responded that all of the 300 do not exist, but they would exist by 2010. Treasurer Adams said he thought that this was probably a good plan and he didn't think Davidson County would even know these 300 people exist. However, he said, the coalition is opposed to the addition of any beds and he suggested the Department get with the delegation and work with them. Upon Treasurer Adams' motion, the project was deferred one month.

Estimated Project Cost:	\$10,900,000.00
Estimated Planning Cost:	\$ 400,000.00
SBC Project No.	142/011-01-02

**NORTHWEST CORRECTIONAL COMPLEX, LAKE COUNTY, TENNESSEE**

- 1) Approved a request to fully plan a project and acknowledgment of the source of funding for **Sewage System Upgrade** at Northwest Correctional Complex, Lake County, with the selection of a designer referred to the Sub-committee, with authority to act.

**Estimated Project Cost:                   \$450,000.00**

**Estimated Planning Cost:               \$ 50,000.00**

**SBC Project No.               142/016-01-02**

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TENNESSEE BOARD OF REGENTS

2:00 p.m.

Chancellor Manning requested action on the following matters.

MIDDLE TENNESSEE STATE UNIVERSITY, MURFREESBORO, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$9,175,000.00 to \$9,355,000.00 (\$180,000.00 increase) of a project for **Todd Library Renovations** at Middle Tennessee State University, Murfreesboro, Tennessee.

**Revised Estimated Project Cost:       \$9,355,000.00**  
*SBC Project No.    166/009-02-98*

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$500,000.00 to \$700,000.00 (\$200,000.00 increase) of a project for **TOSHA Office Accommodations** at Middle Tennessee State University, Murfreesboro, Tennessee.

**Revised Estimated Project Cost:       \$700,000.00**  
*SBC Project No.    166/009-08-99*

CHATTANOOGA STATE TECHNICAL COMMUNITY COLLEGE, CHATTANOOGA, TN

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$55,000.00 to \$69,000.00 (\$14,000.00 increase) of a project for **Art Wing air Quality Upgrade** at Chattanooga State Technical Community College in Chattanooga, Tennessee.

**Revised Estimated Project Cost:       \$69,000.00**  
*SBC Project No.    166/012-01-00*

SYSTEMWIDE

- 1) Approved a request to issue an RFP for the services of Energy Service Companies for a project of **Systemwide Performance Contracting** at Tennessee Board of Regents institutions.

*SBC Project No.    166/000-01-02*

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MILITARY DEPARTMENT

2:02 p.m.

General Wood requested action on the following matters.

VOLUNTEER TRAINING SITE, LAVINIA, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding to **Construct Enlisted Quarters** at Volunteer Training Site, Lavinia, with design services to be accomplished with in-house design staff and departmental consultants.

**Estimated Project Cost: \$400,000.00**  
*SBC Project No. 368/031-01-02*

VOLUNTEER TRAINING SITE, SMYRNA, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$1,105,000.00 to \$1,355,000.00 (\$250,000.00 increase) of a project to **Add / Renovate Building 425** at Volunteer Training Site, Smyrna, Tennessee.

**Revised Estimated Project Cost: \$1,355,000.00**  
*SBC Project No. 361/000-01-99*

NATIONAL GUARD ARMY AVIATION SUPPORT FACILITY, ALCOA, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding to **Construct Storage Facility** for National Guard Army Aviation Support Facility, Alcoa, with design services to be accomplished in-house by the TNARNG Facilities Engineers with departmental consultants.

**Estimated Project Cost: \$200,000.00**  
*SBC Project No. 361/102-01-02*

STATEWIDE

- 1) Approved a project and acknowledgment of the source of funding to **Construct Fuel Storage Systems** at National Guard Armories in Dresden and Johnson City, with design services to be accomplished in-house by the TNARNG Facilities Engineers with Departmental consultants.

**Estimated Project Cost: \$400,000.00**  
*SBC Project No. 361/000-01-02*



- 2) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$605,500.00 to \$825,500.00 (\$220,000.00 increase) of a project to **Construct Motor Vehicle Storage Area Expansion** at National Guard Armory Facilities in Winchester and Rogersville, with design services to be accomplished in-house by the TNARNG Facilities Engineers with Departmental consultants.

**Revised Estimated Project Cost:       \$825,500.00**  
*SBC Project No.   361/000-01-01*

- 3) Approved a project and acknowledgment of the source of funding to **Add Distance Learning Center Capabilities** to the National Guard Armory facilities in Dresden and Cookeville, with design services to be accomplished by in-house design staff with departmental consultants.

**Estimated Project Cost:       \$50,000.00**  
*SBC Project No.   361/000-02-02*

#### **STATEWIDE**

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$30,000.00 to \$65,000.00 (\$35,000.00 increase) of a project for **Environmental Engineering Consultant** to assist the Military Department in-house design/environmental staff.

**Revised Estimated Project Cost:       \$65,000.00**  
*SBC Project No.   361/000-04-01*

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DEPARTMENT OF FINANCE AND ADMINISTRATION

2:04 p.m.

STATE CAPITOL, NASHVILLE, TENNESSEE

- 1) State Architect Michael A. Fitts presented a request for approval of a revision in scope and funding and acknowledgment of the source of funding from \$1,095,000.00 to \$1,875,000.00 (\$780,000.00 increase) of a project for **Security Improvements** at the State Capitol, Legislative Plaza and War Memorial Building, Nashville, Tennessee. Mr. Fitts reminded the Commission that they had already approved the project at the current funding level for implementation of security measures at the Capitol. He said that this request was to add further scope and funding to include the Legislative Plaza and War Memorial Building. The Commission voted to proceed with the current project, defer the request for a change in scope and funding, and requested a detailed plan be presented to the Sub-committee.

**Estimated Project Cost: \$1,095,000.00**  
*SBC Project No. 529/005-01-99*

JOINT INSTITUTE FOR COMPUTATIONAL SCIENCES, OAK RIDGE, TENNESSEE

- 1) Mr. Fitts presented a request for approval of the Early Design Phase of a project for **Advance Studies and Computer Science** at Oak Ridge, Tennessee, approval of a revision in the source of funding and authorization to proceed with the project. Mr. Fitts advised the Commission that the Department of Economic and Community Development had approved a grant in the amount not to exceed \$750,000 to offset the infrastructure costs of the project. He added that the remaining \$1.35 million equipment budget would be the responsibility of UT – Battelle, who will enter into a lease agreement for the furnishing and/or equipment of the facilities with the payments to be paid through their operational budget. The Commission recognized the joint venture designers of Community Tectonics, Inc. and The Lewis Group who gave an early design presentation. After review of the design, the Commission approved the request as presented.

**Estimated Project Cost: \$10,000,000.00**  
*SBC Project No. 529/094-01-01*

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## STATE BUILDING COMMISSION

### MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on December 13, 2001.

### REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

1. **Austin Peay State University**  
(Emerald Hills)  
Change Order No. 5  
Change Order Amount: \$69,673.28  
Change Order Percent: 11.57  
Cumulative Percent 25.55  
SBC Project No. 166/003-01-97
2. **Maury County Driver Testing Center**  
(New Facility)  
Change Order No. 10  
Change Order Amount: \$5,833.09  
Change Order Percent: .43  
Cumulative Percent 10.47  
SBC Project No. 502/046-01-98

### SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Sub-Committee meeting held on December 17, 2001.

### DESIGNER SELECTION LIST

Approved the following designer selections as recommended, and referred the remaining to the Sub-committee, with authority to act.

- 1) **Tennessee Technological University**  
(Dormitories Electrical Replacements)  
Estimated Project Cost: \$610,000.00  
SBC Project No. 166/011-03-01  
Designer: **NJC, INC.**

- 2) **Cleveland State Community College**  
(Master Plan Update)  
Estimated Project Cost: \$50,000.00  
SBC Project No. 166/013-01-01  
Designer: **JOINT VENTURE OF CAMPBELL & ASSOCIATES / ARTECH**
- 3) **Dyersburg State Community College**  
(Master Plan Update)  
Estimated Project Cost: \$40,000.00  
SBC Project No. 166/017-01-01  
Designer: **FLEMING ASSOCIATES ARCHITECTS WITH TOM WALSH OF TUNNELL-SPANGLER AS PLANNING CONSULTANT**
- 4) **Tennessee State University**  
(Performance Contracting)  
Estimated Project Cost: \$8,000,000.00  
SBC Project No. 166/001-01-01  
Designer: **SIEMENS BUILDING TECHNOLOGIES, INC.**
- 5) **Middle Tennessee State University**  
(Smith Hall Complex Renovations)  
Estimated Project Cost: \$11,570,000.00  
SBC Project No. 166/009-03-01  
**JOHNSON JOHNSON CRABTREE / KLINE SWINNEY ASSOCIATES, a joint venture**
- 6) **Attorney General's Office**  
(Security Improvements)  
Estimated Project Cost: \$175,000.00  
SBC Project No. 529/070-01-01  
Designer: **FOWLKES ASSOCIATES ARCHITECTS**

**Change the designer name on the following projects from "Barlew Neuhoff Architects, Inc." to "David R. Barlew Architects":**

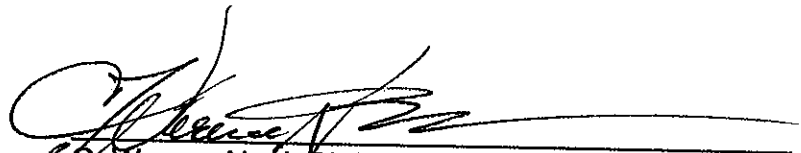
- 7) **Cleveland State Community College**  
(Accessibility Adaptations)  
SBC Project No. 166/013-01-99
- 8) **Chattanooga State Community College**  
(Accessibility Adaptations)  
SBC Project No. 166/012-03-99

- 9) **Cleveland State Community College**  
(Library and Classroom Building Re-Roofs)  
SBC Project No. 166/013-02-00
- 10) **Department of Transportation**  
(Help Vehicle Shed – Region 11)  
SBC Project No. 242/010-01-01
- 11) **Moccasin Bend Mental Health Institute**  
(Main Building Patient Wards Renovation)  
SBC Project No. 344/009-01-01
- 12) **Cumberland Mountain State Park**  
(Restaurant Code Improvements)  
SBC Project No. 126/030-01-00
- 13) **National Guard Armory – Henderson**  
(Armory Addition)  
SBC Project No. 361/035-01-98  
Designer: **Change designer name from “Langford Mundinger  
Langford, Inc.” to “Spirit Architecture”**

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There being no further business, the meeting adjourned at 2:18 p.m.

APPROVED BY:



C. Warren Neel, Ph.D., Commissioner  
Department of Finance and Administration